060.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,100 / 670,100
					USE VALUE:	670,100 / 670,100
					ASSESSED:	670,100 / 670,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIESE-HEINRICHS ALMA / TRUSTEE
Owner 2:	DR ALMA GIESE-HEINRICHS REV TR
Owner 3:	
Street 1:	34 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIESE-HEINRICHS ALMA H.T. -
Owner 2:	-
Street 1:	34 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,978 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2269 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3978.000	292,600		377,500	670,100
Total Card	0.091	292,600		377,500	670,100
Total Parcel	0.091	292,600		377,500	670,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.36 | /Parcel: 295.3

Legal Description

User Acct 40084

GIS Ref

GIS Ref

Insp Date 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,700	0	3,978.	377,500	670,200	670,200	Year End Roll	12/18/2019
2019	101	FV	230,900	0	3,978.	372,100	603,000	603,000	Year End Roll	1/3/2019
2018	101	FV	238,600	0	3,978.	285,900	524,500	524,500	Year End Roll	12/20/2017
2017	101	FV	238,600	0	3,978.	269,700	508,300	508,300	Year End Roll	1/3/2017
2016	101	FV	238,600	0	3,978.	248,100	486,700	486,700	Year End	1/4/2016
2015	101	FV	224,600	0	3,978.	231,900	456,500	456,500	Year End Roll	12/11/2014
2014	101	FV	224,600	0	3,978.	213,600	438,200	438,200	Year End Roll	12/16/2013
2013	101	FV	224,600	0	3,978.	213,600	438,200	438,200		12/13/2012

!5278!

PRINT

Date	Time
12/10/20	20:11:19

LAST REV

Date	Time
12/17/19	14:23:51

jorourke

5278

USER DEFINED

Prior Id # 1:	40084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIESE-HEINRICHS	73686-40	1	11/20/2019	Convenience	1	No	No		
HEINRICHS WOLFH	28445-158		4/14/1998	Family	1	No	No		Wolfhart P Heinrichs dod 1/23/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2005	912	Redo Bas	15,000	C		G7	GR FY07	
10/8/1996	516	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS INT REF	HS	Hanne S
3/23/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3978		Sq. Ft.	Site		0	70.	1.36	6									377,539						377,500	

Total AC/HA: 0.09132 | Total SF/SM: 3978 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 377,539 | Spl Credit | Total: 377,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28636360
Const Adj.:	0.98990101
Adj $ / SQ:	159.172
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424118
Depreciation:	131476
Depreciated Total:	292641

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

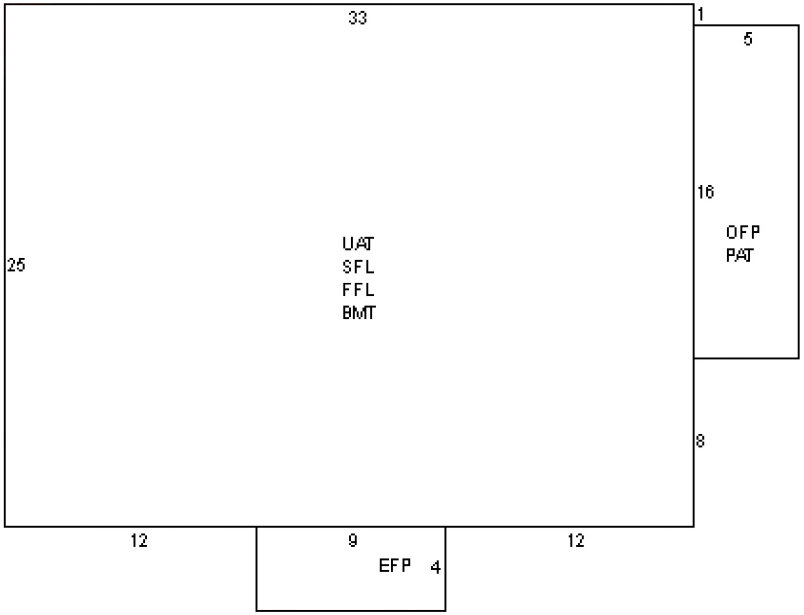
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.17
Special Features:	0	Val/Su Net:	101.70
Final Total:	292600	Val/Su SzAd	177.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	825	90.730	74,850
FFL	First Floor	825	159.170	131,317
SFL	Second Floor	825	159.170	131,317
UAT	Upper Attic	206	63.670	13,132
OFP	Open Porch	80	36.750	2,940
PAT	Patio	80	5.940	475
EFP	Enclos Porch	36	71.870	2,587
	Net Sketched Area:	2,877	Total:	356,618
Size Ad	1650	Gross Are	3496	FinArea 2269

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	